



PLANNING COMMISSION AGENDA
March 11, 2019
6:00 P.M

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the **February 11, 2019** Planning Commission Meeting Minutes
Approval of the **February 19, 2019** Planning Commission Workshop Minutes
Approval of the **March 8, 2018** Pre-Planning Commission Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer, "I do".

IV. MISCELLANEOUS

V. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda)

VI. CONTINUANCES

A. PC18-1119PSU/FSL Combined Preliminary Plat and Final Site Plan, Renn Property Mixed Use

The Applicant is requesting a 30-day continuance to the April 8, 2019 public meeting.
(NAC #12)(Reppert)

VII. OLD BUSINESS:

B. PC16-434MU, Master Plan, Summers Farm

The Applicant is requesting approval of a mixed use, master plan for 310 dwelling units on 96.87 acres located along Alternate Route 40 and Mt. Phillip Road.

The Applicant is requesting modifications to Section 417, *Mixed Use Districts (MU-1 and MU-2)*, Section 607, *Parking and Loading Standards*, Section 611, *Street Improvement* and Section 803, *Accessory Uses and Structures*, of the Land Management Code (LMC).
(NAC #8) (Brown)

VIII. NEW BUSINESS:

C. PC18-666FSI, Final Site Plan, Sound Center for Body, Mind and Spirit

The Applicant is requesting approval of a final site plan for the removal and replacement of structures to create a two-family dwelling unit and the renovation of an existing structure for a 1,875 square foot studio at 28 E 6th Street.

The Applicant is also requesting approval of a modification to Section 607 of the Land Management Code (LMC) entitled, *Parking and Loading Standards*. **(NAC#11)(Kelly)**

D. PC18-1016FSI, Final Site Plan, Love My Car Carwash

The Applicant is requesting approval of a final site plan for the construction of a 3,840 square foot car wash at 187 Thomas Johnson Drive.

The Applicant is also requesting modifications to Section 607 of the Land Management Code (LMC) entitled, *Parking and Loading Standards*, and Section 819, *Drive Through Facilities*.
(NAC#3)(Butler)

E. PC18-1017FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Love My Car Carwash

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the site plan for the construction of the car wash on Thomas Johnson Drive. The Applicant is proposing a payment of fee-in-lieu of afforestation. **(NAC #3)(Butler)**

F. PC18-1116FSI, Final Site Plan, AstraZeneca

The Applicant is requesting approval of a final site plan for the construction of a 10,500 square foot cafeteria addition and covered walkway between 633 and 636 Research Court.
(NAC#10)(Butler)

G. PC18-884FSI, Final Site Plan, Worman's Mill Lot 4

The Applicant is requesting approval of a final site plan for the construction of a 7,200 square foot building at 94 Worman's Mill Court. **(NAC #4)(Butler)**

H. PC18-885FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Worman's Mill Lot 4

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the site plan for the construction of a new 7,200 sf building at 94 Worman's Mill Court. The Applicant is proposing a payment of fee-in-lieu of afforestation. **(NAC #4)(Butler)**

I. PC18-1112FSI, Final Site Plan, Riverside Corporate Park, Lot 257

The Applicant is requesting approval of a final site plan for the construction of four flex space buildings totaling 146,600 square feet along Monocacy Boulevard and Broadband Drive. **(NAC #12)(Reppert)**

J. PC19-78ZMA, Zoning Map Amendment, 300 E. 4th Street

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the removal of the Institutional (IST) floating zone and reversion to the Light Industrial (M1) base zoning.

This is the first of two required public hearings. (NAC #12)(Collard)

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate based on race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.